



**Nesbits**

Established 1921

**Flat 1 Lombard Court, Lombard Street, Old Portsmouth, PO1 2HU**

**Price £345,000**



## Flat 1 Lombard Court, Lombard Street, Old Portsmouth, PO1 2HU

Enjoying an historic and much sought-after location, this well-appointed TWO BEDROOM GROUND FLOOR CORNER APARTMENT benefits from private garage plus two car spaces, replacement double-glazing, electric heating, equipped kitchen, secure entry, and attractive outlook.

'Lombard Court' is a superior and consistently popular five-storey residential development professionally converted from former office use in the mid-1980s. It occupies a prominent position at the junction of Lombard Street with St. Thomas's Street in the heart of Old Portsmouth and within comfortable reach of the many attractions of this charming and delightful maritime enclave, including The Cathedral of St. Thomas, Spice Island and The Camber Docks, Governors Green and Royal Garrison Church, ancient city fortifications, Historic Dockyard and Naval Heritage Centre, and Gunwharf Quays leisure and retail complex. Portsmouth and Southsea Town Centres are both less than one mile away and provide a combined comprehensive range of public amenities.



Its corner position, providing windows on three sides, Flat 1 itself boasts views towards the varied period properties of Lombard Street and St. Thomas's Street, also of the Cathedral beyond. Available now to the market with the further asset of NO ONWARD CHAIN, full particulars of this desirable, ready-to-occupy opportunity are given as follows and early enquiry is recommended:

UPVC and double-glazed outer door at rear of building to:

#### **ENCLOSED PORCH**

Automatic, part double-glazed inner door, with SECURITY ENTRY SYSTEM, to:

#### **LOBBY**

Stairs to upper floors. Further door to:

#### **COMMON HALLWAY**

Passenger lift. Access to front of building.

#### **FLAT 1**

##### **ENTRANCE HALL**

Coved, Artex ceiling. Contemporary electric radiator. Security intercom telephone. Circuit breakers.

##### **SHOWER ROOM & W.C.**

Contemporary white suite comprising: low flush W.C, with concealed cistern, semi-inset handbasin, and walk-in shower having 'Triton' mixer. Fitted cupboards. Vertical radiator/towel rail. Built-in airing/linen

cupboard with slatted shelves and hot water tank. Tiled floor. Coved, Artex ceiling.

##### **KITCHEN**

9'7 x 7'10 (2.92m x 2.39m)

Fitted and equipped with: base and wall cupboard, work surfaces with tiled surround, 1½ bowl stainless steel inset sink with mixer tap, 'Neff' electric oven and 4-ring hob with integrated extractor. Plumbing for washing machine. Space for upright 'fridge/freezer. UPVC replacement double-glazed window overlooking Lombard Street. Coved, Artex ceiling.

##### **BEDROOM ONE**

15'1 x 10'10 (4.60m x 3.30m)

Coved, Artex ceiling. UPVC replacement double-glazed window to rear elevation. Double built-in wardrobe with folding doors. Contemporary electric radiator.

##### **BEDROOM TWO**

10'10 x 9'1 (3.30m x 2.77m)

Coved, Artex ceiling. UPVC replacement double-glazed window to rear elevation. Double built-in wardrobe with folding doors. Electric panel heater.

##### **DUAL-ASPECT LIVING ROOM**

17'8 x 13'7 (5.38m x 4.14m)

Coved, Artex ceiling. Pair of UPVC replacement double-glazed windows overlooking Lombard Street and Cathedral;

similar pair to side elevation, overlooking St. Thomas's Street. Period-style fire surround with electric fire. Contemporary electric radiator. Recess having built-in cupboard with shelves above.

##### **OUTSIDE**

COMMUNAL ROOF TERRACE commanding panoramic views. Surrounding the building are well-tended gardens.

##### **PRIVATE GARAGE (No. 30)**

In purpose-built block at rear of the building, of brick construction with up-and-over door under a pitched roof.

##### **TWO RESIDENT'S PARKING SPACES**

##### **VISITORS' PARKING**

##### **GENERAL INFORMATION**

TENURE: 999 years Leasehold from 1986 (960 years remaining). The building FREEHOLD is owned by a residents' management company.

##### **SERVICE CHARGE**

£1900 per annum.

##### **EPC 'E'**

##### **COUNCIL TAX**

Band 'D' - £2,180.92 per annum (2025-26).

##### **VIEWING**

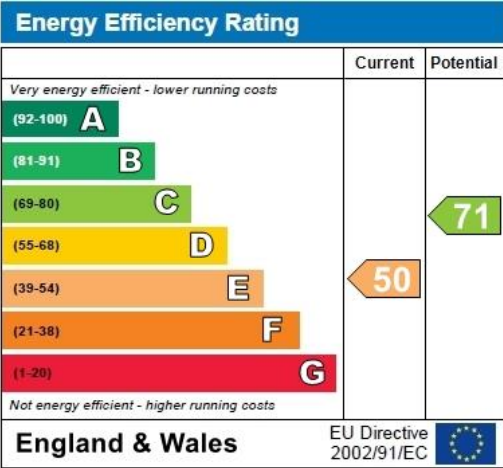
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